

IN RE: PETITION FOR ZONING VARIANCE  
NE/S Orchard Road  
410' +/- S Mt. Wilson Lane  
8825 Orchard Road  
3rd Election District  
3rd Councilmanic District  
Carmella Grosso  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 90-393-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 303.1 to permit a front yard setback of 30 ft. in lieu of the required average of the front yard setbacks on the two adjoining properties, specifically 39 ft., as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, Carmella Grosso, appeared and testified. Appearing on behalf of the Petition was Joseph Duschl, Petitioner's son-in-law. Appearing as Protestants were Ruth and Eugene Tawes, Alice Kauffman, Sharon M. Rice, and Anna Meyers.

Testimony indicated that the subject property, known as 8825 Orchard Road consists of .48 acres +/-, zoned D.R.3.5 and is currently unimproved.

Testimony indicated that the Petitioner is desirous of constructing a single family home on the subject lot for her own use.

The Petitioner testified that she received a permit for the construction of the house with a 40 foot setback from the roadway. Subsequent to receiving the permit, she was notified by Baltimore County that the permit was being rescinded in view of the fact that placing the proposed home within 40 feet from Orchard Road would cause the subject house to encroach on the 100 year flood plain. The only way she feels she can construct the

house is to move her home within 30 feet of Orchard Road. This will remove the proposed house from the 100 year flood plain area, as indicated on Petitioner's Exhibit No.1.

The Petitioner testified that should the requested relief be denied, the subject lot will be rendered unbuildable. There is insufficient land outside of the flood plain area, to build a house.

Mrs. Sharon Rice testified that her main concern was maintaining the uniformity of the neighborhood setbacks. Mrs. Rice testified that she would have no problem with the Petitioner's request provided Petitioner's home is set no closer to the roadway than Mr. Dryden's home to the north-west. Petitioner's Exhibit No. 1 indicates this is the case.

Mr. Eugene Tawes concurred with the testimony of Mrs. Rice.

Mrs. Alice Kauffman testified that the Petitioner's proposal may create a traffic hazard in view of its close proximity to Orchard Road.

All Protestants were in accord regarding their desire to maintain the uniformity and architectural integrity of this community.

The Petitioner testified that she intends to construct a colonial style home which will be consistent with the homes already existing in this neighborhood.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation

ORDER RECEIVED FOR FILING  
Date 5/1/90  
By [Signature]

-2-

tion than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of May, 1990 that the Petition for a Zoning Variance to permit a front yard setback of 30 ft. in lieu of the required average of the front yard setbacks on the two adjoining properties, specifically 39 ft., in accordance with Petitioner's Exhibit No. 1 is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk

ORDER RECEIVED FOR FILING  
Date 5/1/90  
By [Signature]

-3-

until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

3. Petitioner shall not expand the subject house beyond that which is represented on the site plan marked Petitioner's Exhibit No.1.

[Signature]  
J. Robert Haines  
Zoning Commissioner  
for Baltimore County

JRH:mmm  
cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date 5/1/90  
By [Signature]

-4-

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21284  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

April 26, 1990

Dennis F. Rasmussen  
County Executive

Mrs. Carmella Grosso  
313 E. 33rd Street  
Baltimore, Maryland 21218

RE: Petition for Zoning Variance  
Case No. 90-393-A

Dear Mrs. Grosso:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
[Signature]  
Robert Haines  
Zoning Commissioner

JRH:mmm  
encl.  
cc: Peoples Counsel  
cc: Protestants

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-393-A

The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 303.1 TO PERMIT A FRONT YARD SETBACK OF 30' IN LIEU OF THE REQUIRED AVERAGE OF 39' SETBACKS ON THE TWO ADJOINING PROPERTIES (39')

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

100 YR. FLOOD PLAIN REVISIONS HAVE CAUSED THE PROPOSED FRONT YARD SETBACK TO BE CHANGED FROM 40' TO 30'. THE PROPERTY WOULD BE RENDERED UNBUILDABLE WITHOUT THE GRANTING OF THIS VARIANCE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: [Signature]  
Address: [Signature]  
City and State: [Signature]  
Attorney for Petitioner: [Signature]  
Address: [Signature]  
City and State: [Signature]  
Attorney's Telephone No.: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 28 day of May, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Townson, Baltimore County, on the 18 day of April, 1990, at 2:30 o'clock P.M.

ORDER RECEIVED FOR FILING  
Date 5/1/90  
By [Signature]

FILED ON 2/7/90 BY JLL.  
1 HR. HAND-TIME  
ANY TIME OR DAY

Beginning at a point on the east side of Orchard Road which is 16' wide (paved) at the distance of 410' south of the centerline of Mt. Wilson Lane which is 19' wide (paved). Being lot # 25, Block # [Signature], Section # [Signature] in the subdivision of Pikesville Farms as recorded in Baltimore County Plat Book # 7, Folio # 7 containing 20,787 sq. ft.

receipt  
No 1279  
Baltimore County  
Zoning Commissioner  
County Office Building  
211 West Chesapeake Avenue  
Townson, Maryland 21284  
Date 5/07/90  
PUBLIC HEARING FEES: 1 X \$25.00  
010 - ZONING VARIANCE (1RL) 1 X \$25.00  
TOTAL: \$50.00  
LAST NAME OF OWNER: GROSSO  
H9000253  
Account: R-001-6150  
Number

TO: J. Robert Haines, Commissioner  
SUBJECT: Zoning Variance Case #90-393-A  
FROM: Clifford E. Dryden

Dear Sir:

Please allow this letter to convey my opposition to the above zoning variance to permit a 30' front yard as opposed to the existing 39' front yards that are now existing on both sides of the subject property. I will be out of the State at the time of the hearing. To permit this variance will not be in line with the existing neighborhood construction and would, therefore be detrimental to the "decor" of the neighborhood. The one house jutting out 9' farther than the rest would look like the proverbial sorethumb. It is in the neighborhoods best interest to maintain the existing 39' front yard standard.

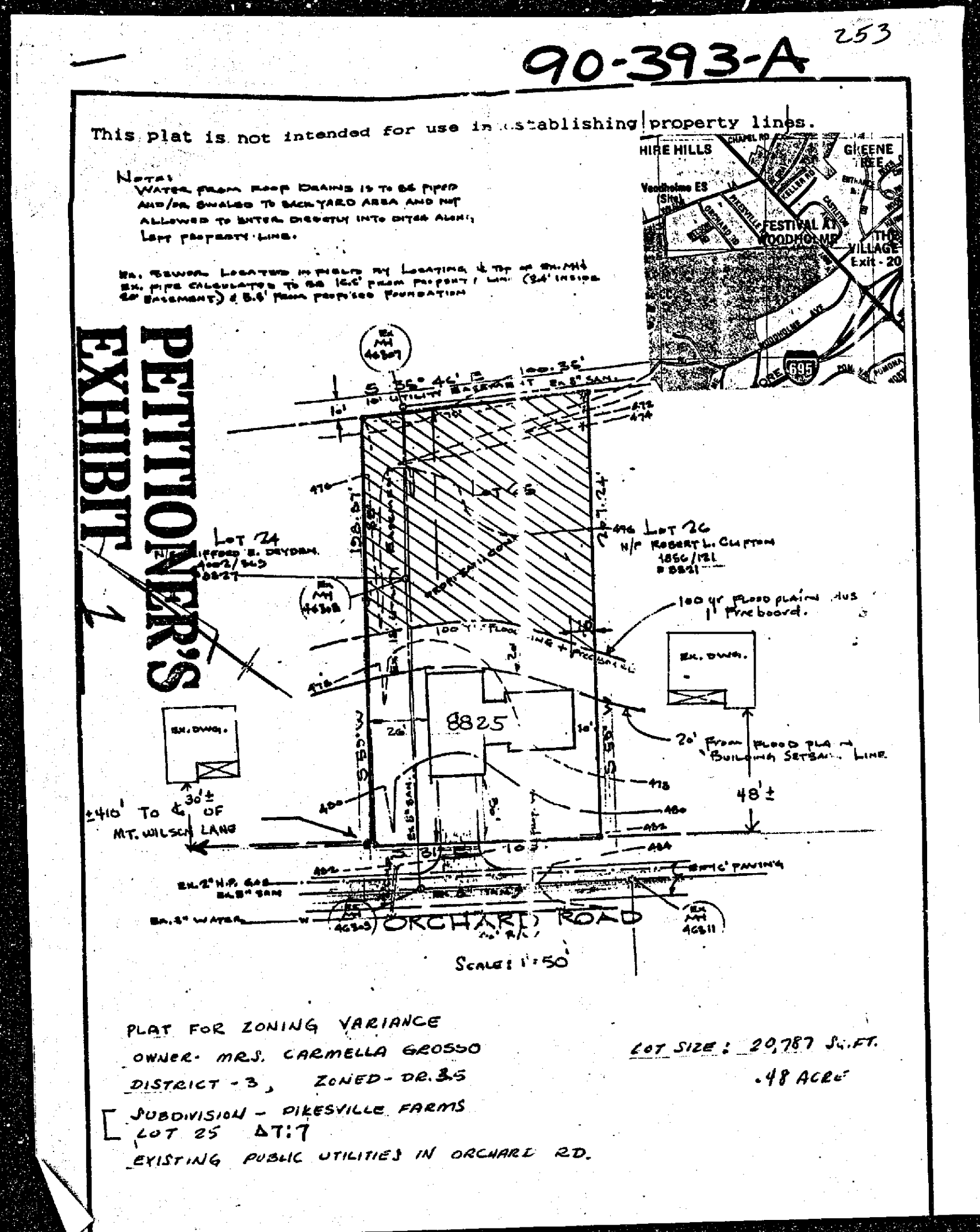
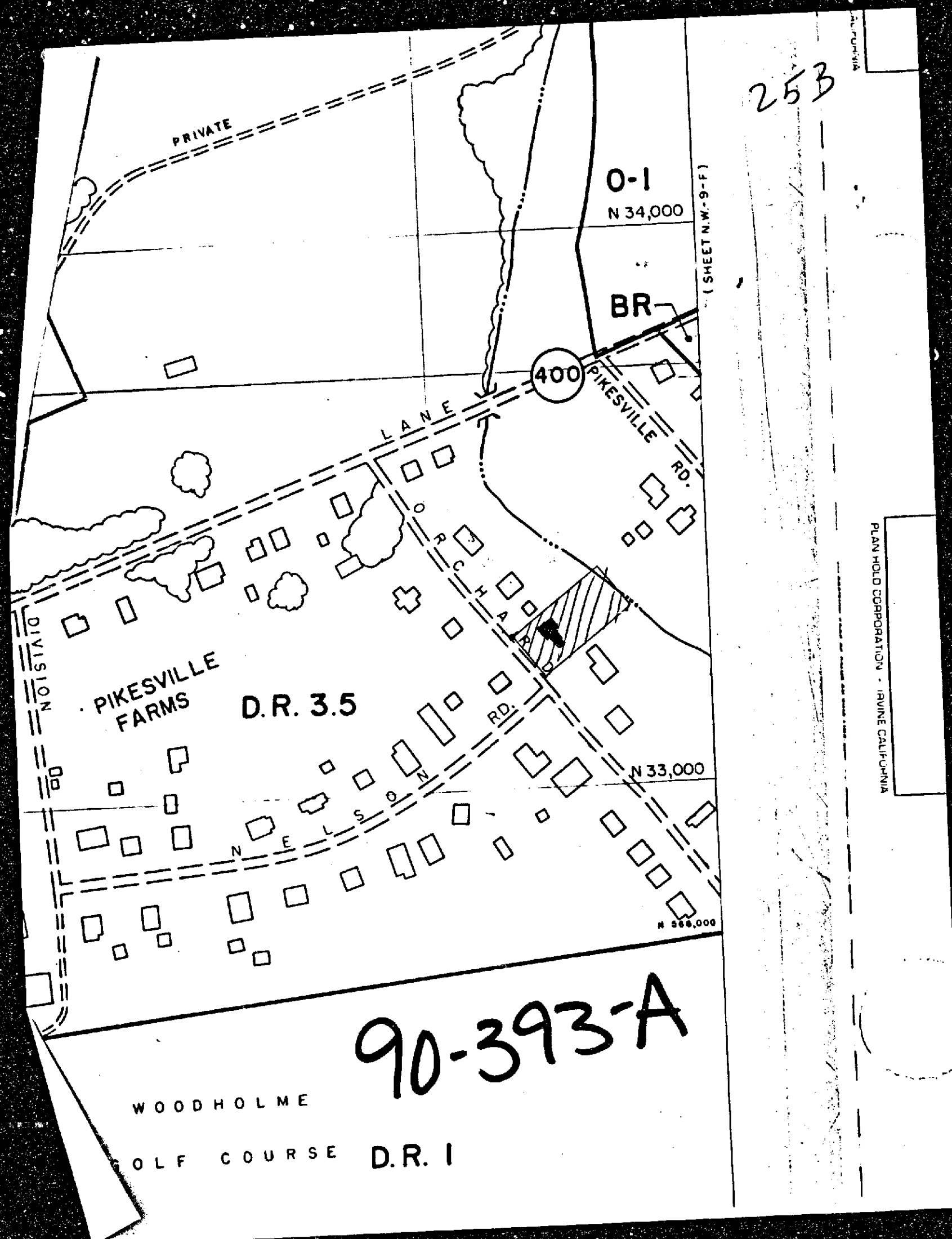
Please allow the standing code to remain unchanged. My property is to the right (North) of the subject property at 8827 Orchard Road.

Sincerely,

Clifford E. Dryden

RECEIVED  
MAR 26 1990  
ZONING OFFICE





CERTIFICATE OF PUBLICATION

spacious models, starting at \$11,900. Sunken FR, Anderson high performance windows, stainless steel dbl. sink, 2 car garage, breakfast bar & nook and an adaptable floor plan are but a few standard features. Model open Thursday thru Tuesday from 11-6, or call 876-2482.

Sales by Long & Foster, Westminster • 876-7100  
Julian Garcia • 876-3316 or  
Joanne Blickenstaff • 876-2876  
3% Broker Co-op

FOR RENT

**BRISTOL HOUSE**

We now have one 2 BR apartment for rent. New carpeting, new appliances, elevator, security, air conditioning, all utilities included. (Except elec.)

**CALL 358-8442**

EHO

Page 14 / Northwest STAR / 14 March, 1990

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 27, 1990.

THE JEFFERSONIAN,  
S. Zeke Orlem  
Publisher

PO 103592

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

DATE: APR 1 1990

Mrs. Carmella Grosso  
313 E. 33rd Street  
Baltimore, Maryland 21218

Re: Petition for Zoning Variance  
CASE NUMBER: 90-393-A  
NE/S Orchard Road, 410' S of Mt. Wilson Lane  
8825 Orchard Road  
3rd Election District - 3rd Councilmanic  
Petitioner(s): Carmella Grosso  
HEARING: WEDNESDAY, APRIL 18, 1990 at 9:30 a.m.

Dear Mrs. Grosso:

Please be advised that \$91.70 is due for advertising and posting of this case captioned property.

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R001-6150  
Number: 2174

4/18/90

M9000691

PUBLIC HEARING FEES  
080 POSTING SIGNS / ADVERTISING: 1 X \$91.70

LAST NAME OF OWNER: GROSSO TOTAL: \$91.70

Cashier Validation: B 8015\*\*\*\*\*9170: 3166F  
Please make checks payable to: Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

March 1, 1990

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 90-393-A  
NE/S Orchard Road, 410' S of Mt. Wilson Lane  
8825 Orchard Road  
3rd Election District - 3rd Councilmanic  
Petitioner(s): Carmella Grosso  
HEARING: WEDNESDAY, APRIL 18, 1990 at 9:30 a.m.

Variance to permit a front yard setback of 30 ft. in lieu of the required average of two setbacks on the two adjoining properties (39 ft.).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Carmella Grosso

90-393-A

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
John J. Tamm	109 Midway Rd. Pikesville, Md.
Alvin Karpfman	8825 Orchard Rd. Pikesville, Md.
Sharon M. Rice	111 Wilson Rd. Pikesville, Md. 21008
Engel J. Tamm	109 Midway Rd. Pikesville, Md. 21008
Bruce Myers	117 Midway Rd. Pikesville, Md. 21008

90-393-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Joseph Dusch	8190 MID HAVEN RD
Carmella Grosso	313 E. 33rd St. Pikesville, Md. 21008



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

April 2, 1990



Dennis F. Rasmussen  
County Executive

Mrs. Carmella Grosso  
313 E. 33rd Street  
Baltimore, MD 21218

RE: Item No. 253, Case No. 90-393-A  
Petitioner: Carmella Grosso  
Petition for Zoning Variance

Dear Mrs. Grosso:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this  
28th day of February, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Carmella Grosso, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Carmella Grosso, Item 253  
DATE: February 15, 1990

The Petitioner requests setback Variances for a proposed dwelling.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

FEB 21 1990

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

March 9, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 252, 253, 254, 255, 256, 257 and 258.

Very truly yours,  
*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/lab

MAR 21 1990

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500  
Paul H. Reinecke  
Chief

FEBRUARY 14, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: CARMELLA GROSSO

Location: NE/S ORCHARD ROAD

Item No.: 253 Zoning Agenda: FEBRUARY 27, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Reinecke* Noted and Approved  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for February 27, 1990  
DATE: March 5, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 252, 253, 255, 258, 257 and 258.

Item 254 is subject to the previous County Review Group comments for this site.

Item 128 is subject to the prior comments.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

MAR 6 1990



IN RE: PETITION FOR ZONING VARIANCE  
NE/S Orchard Road  
410' +/- S Mt. Wilson Lane  
8825 Orchard Road  
3rd Election District  
3rd Councilmanic District  
Carmella Grosso  
Petitioners

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 90-393-A

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*Anderson v. Bd. of Appeals, Town of Chesapeake Beach*, 22 Md. App. 28 (1974).

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Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15<sup>th</sup> day of July, 1990 that the Petition for a Zoning Variance to permit a front yard setback of 30 ft. in lieu of the required average of the front yard setbacks on the two adjoining properties, specifically 39 ft., in accordance with Petitioner's Exhibit No. 1 is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk

until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

3. Petitioner shall not expand the subject house beyond that which is represented on the site plan marked Petitioner's Exhibit No.1.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH:mmm

cc: Peoples Counsel

ORDER RECEIVED FOR FILING  
Date 5/19/90  
By *M. B. Smith*

ORDER RECEIVED FOR FILING  
Date 5/19/90  
By *M. B. Smith*

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Townson, Maryland 21284  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

April 26, 1990

Dennis F. Rasmussen  
County Executive

Mrs. Carmella Grosso  
313 E. 33rd Street  
Baltimore, Maryland 21218

RE: Petition for Zoning Variance  
Case No. 90-393-A

Dear Mrs. Grosso:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
*J. Robert Haines*  
Robert Haines  
Zoning Commissioner

JRH:mmm  
encl.  
cc: Peoples Counsel  
cc: Protestants

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-393-A

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100 YR. FLOOD PLAIN REVISIONS HAVE CAUSED THE PROPOSED FRONT YARD SETBACK TO BE CHANGED FROM 40' TO 30'. THE PROPERTY WOULD BE RENDERED UNBUILDABLE WITHOUT THE GRANTING OF THIS VARIANCE.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: *MRS. CARMELLA GROSSO*  
(Type or Print Name)  
Signature: *Carmella T. Grosso*  
Address: *313 E. 33rd St.*  
City and State: *BALTIMORE, MD.*  
Attorney for Petitioner: *313 E. 33rd St.*  
(Type or Print Name) Address Phone No. *21218*  
Signature: *BALTIMORE, MD.*  
City and State  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Attorney's Telephone No.: *21218* Phone No. *21218*

ORDERED By The Zoning Commissioner of Baltimore County, this 28<sup>th</sup> day of July, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Townson, Baltimore County, on the 18<sup>th</sup> day of April, 1990, at 2:30 o'clock P.M.  
*J. Robert Haines*  
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
Date 2/7/90  
By *J. H. Haines*  
ANY TIME OR DAY

ZONING DESCRIPTION

Beginning at a point on the east side of Orchard Road which is 16' wide (paved) at the distance of 410' south of the centerline of Mt. Wilson Lane which is 19' wide (paved). Being lot # 25, Block # \_\_\_\_\_, Section # \_\_\_\_\_ in the subdivision of Pikesville Farms as recorded in Baltimore County Plat Book # 7, Folio # 7 containing 20,787 sq. ft.

receipt  
No 1279  
Date 2/07/90  
PUBLIC HEARING FEES: QTY PRICE  
010 - ZONING VARIANCE (1RL) 1 X \$35.00  
TOTAL: \$35.00  
LAST NAME OF OWNER: GROSSO  
H9000253  
Baltimore County  
Zoning Commissioner  
County Office Building  
211 West Chesapeake Avenue  
Townson, Maryland 21284  
Account: R-001-6150  
Number  
MAR 26 1990  
ZONING OFFICE

TO: J. Robert Haines, Commissioner  
SUBJECT: Zoning Variance Case #90-393-A  
FROM: Clifford E. Dryden

Dear Sir:

Please allow this letter to convey my opposition to the above zoning variance to permit a 30' front yard as opposed to the existing 39' front yards that are now existing on both sides of the subject property. I will be out of the State at the time of the hearing. To permit this variance will not be in line with the existing neighborhood construction and would, therefore be detrimental to the "decor" of the neighborhood. The one house jutting out 9' farther than the rest would look like the proverbial sorethumb. It is in the neighborhoods best interest to maintain the existing 39' front yard standard.

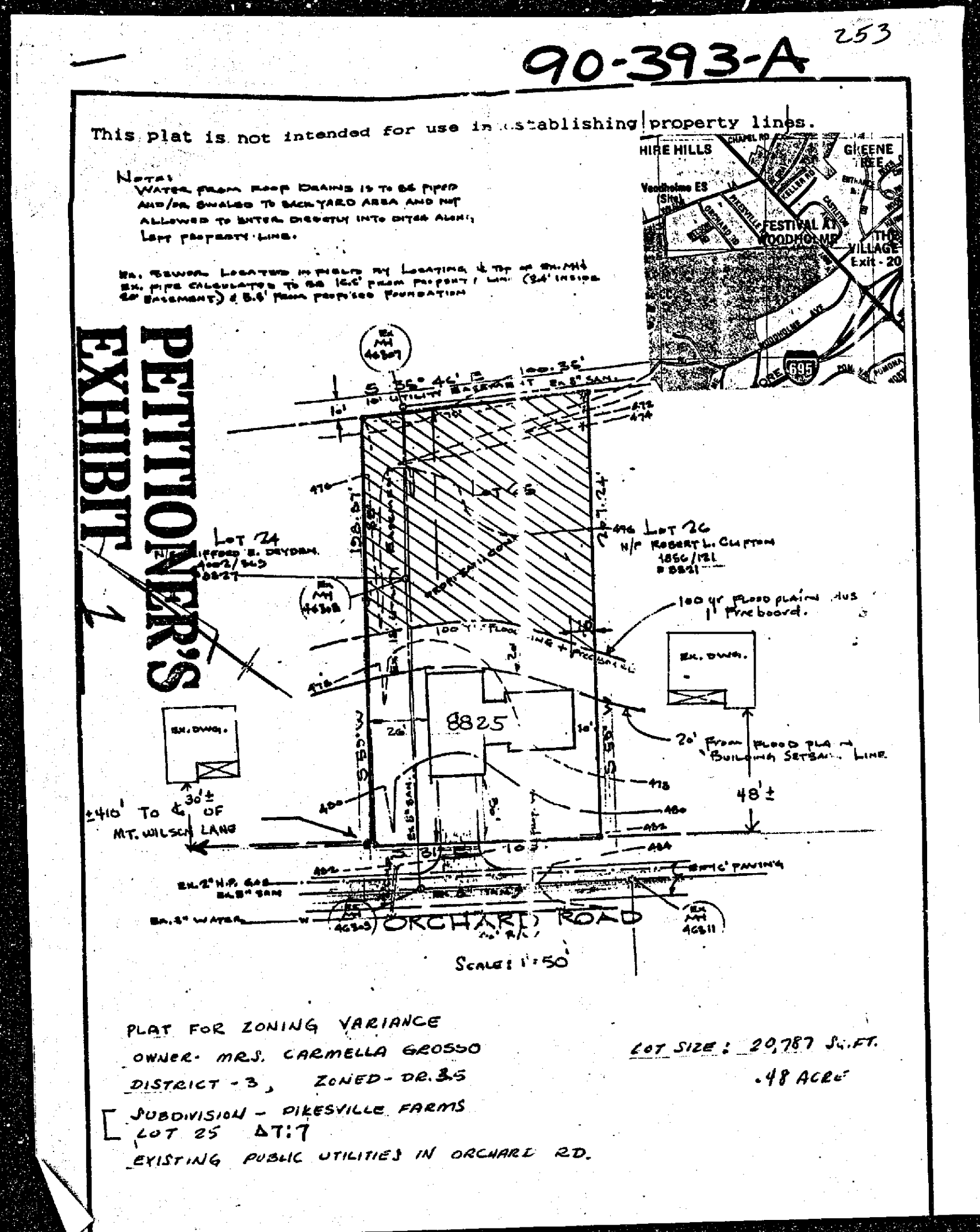
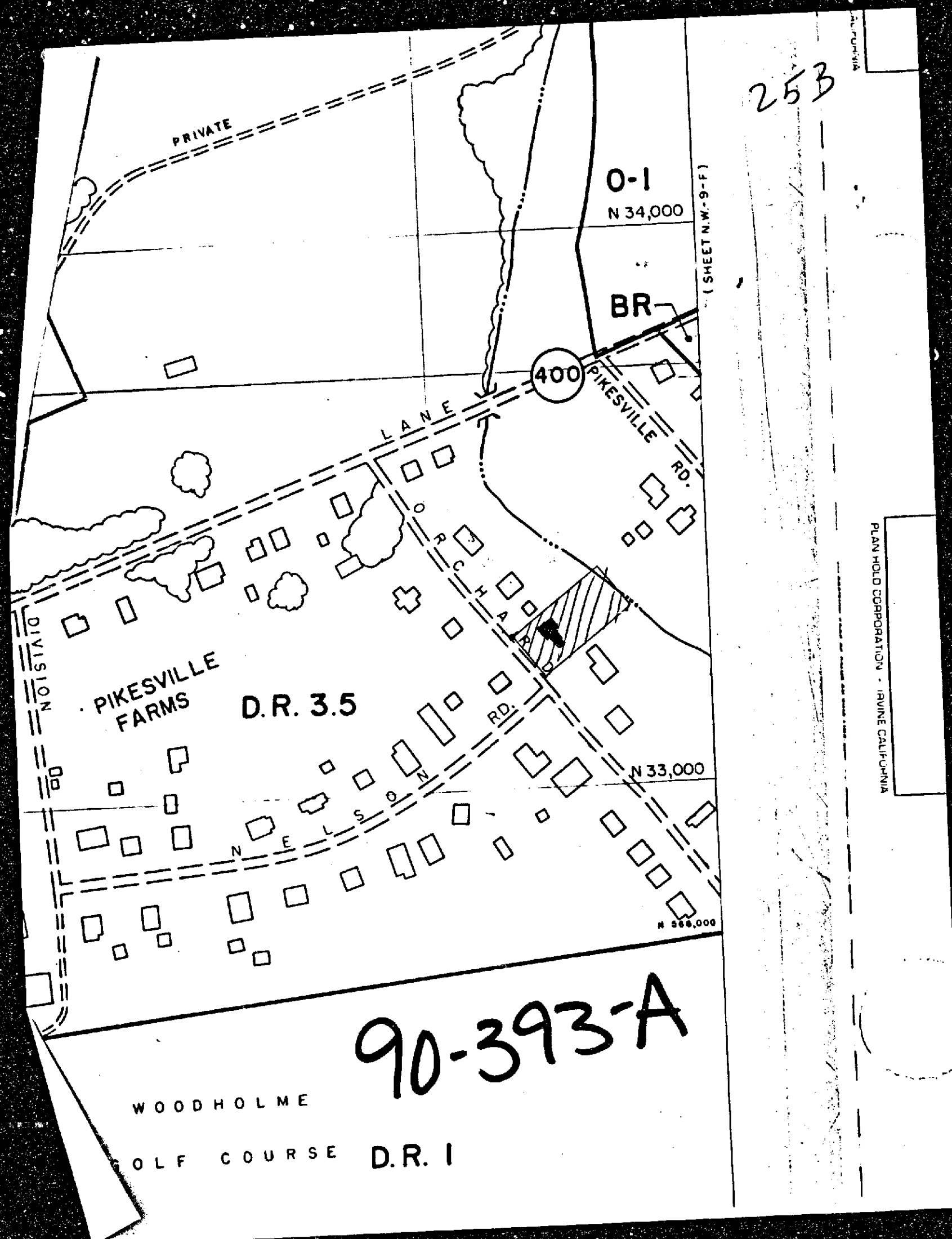
Please allow the standing code to remain unchanged. My property is to the right (North) of the subject property at 8827 Orchard Road.

Sincerely,

Clifford E. Dryden

RECEIVED  
MAR 26 1990  
ZONING OFFICE





CERTIFICATE OF PUBLICATION

spacious models, starting with 1100 sq. ft. to 2200 sq. ft. elegance, full porch, 2/10 warranty, oak kitchen cabinets, sunken FR, Anderson high performance windows, stainless steel dbl. sink, 2 car garage, breakfast bar & nook and an adaptable floor plan are but a few standard features. Model open Thursday thru Tuesday from 11-6, or call 876-2482.

Sales by Long & Foster, Westminster • 876-7100  
Julian Garcia • 876-3316 or  
Joanne Blickenstaff • 876-2876  
3% Broker Co-op

FOR RENT FOR RENT

**BRISTOL HOUSE**

We now have one 2 BR apartment for rent. New carpeting, new appliances, elevator, security, air conditioning, all utilities included. (Except elec.)

**CALL 358-8442**

EHO

Page 14 / Northwest STAR / 14 March, 1990

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 30, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 27, 1990.

THE JEFFERSONIAN,  
S. Zeke Orlem  
Publisher

PO 103592

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

DATE: APR. 11 1990

Mrs. Carmella Grosso  
313 E. 33rd Street  
Baltimore, Maryland 21218

Re: Petition for Zoning Variance  
CASE NUMBER: 90-393-A  
NE/S Orchard Road, 410' S of Mt. Wilson Lane  
8825 Orchard Road  
3rd Election District - 3rd Councilmanic  
Petitioner(s): Carmella Grosso  
HEARING: WEDNESDAY, APRIL 18, 1990 at 9:30 a.m.

Dear Mrs. Grosso:

Please be advised that \$91.70 is due for advertising and posting of this case on the captioned property.

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

Account: R001-6150  
Number: 2174

4/18/90 M9000691

PUBLIC HEARING FEES  
080 POSTING SIGNS / ADVERTISING: 1 X \$91.70

LAST NAME OF OWNER: GROSSO TOTAL: \$91.70

Cashier Validation: B 8015\*\*\*\*\*9170: 3166F  
Please make checks payable to: Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

March 1, 1990

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 90-393-A  
NE/S Orchard Road, 410' S of Mt. Wilson Lane  
8825 Orchard Road  
3rd Election District - 3rd Councilmanic  
Petitioner(s): Carmella Grosso  
HEARING: WEDNESDAY, APRIL 18, 1990 at 9:30 a.m.

Variance to permit a front yard setback of 30 ft. in lieu of the required average of two setbacks on the two adjoining properties (39 ft.).

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Carmella Grosso

90-393-A

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
John J. Tamm	109 Midway Rd. Pikesville, Md.
Alvin Karpfman	8825 Orchard Rd. Pikesville, Md.
Sharon M. Rice	111 Wilson Rd. Pikesville, Md. 21008
Engel J. Tamm	109 Midway Rd. Pikesville, Md. 21008
Bruce Myers	117 Midway Rd. Pikesville, Md.

90-393-A

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Joseph Dusch	8190 MID HAVEN RD
Carmella Grosso	313 E. 33rd St. Pikesville, Md. 21008



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner

April 2, 1990



Dennis F. Rasmussen  
County Executive

Mrs. Carmella Grosso  
313 E. 33rd Street  
Baltimore, MD 21218

RE: Item No. 253, Case No. 90-393-A  
Petitioner: Carmella Grosso  
Petition for Zoning Variance

Dear Mrs. Grosso:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINDARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353  
J. Robert Haines  
Zoning Commissioner



Dennis F. Rasmussen  
County Executive

Your petition has been received and accepted for filing this  
28th day of February, 1990.

*J. Robert Haines*  
J. ROBERT HAINES  
ZONING COMMISSIONER

Received By:

*James E. Dyer*  
Chairman  
Zoning Plans Advisory Committee

Petitioner: Carmella Grosso, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Carmella Grosso, Item 253  
DATE: February 15, 1990

The Petitioner requests setback Variances for a proposed dwelling.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

FEB 21 1990

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(301) 887-3554

March 9, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 252, 253, 254, 255, 256, 257 and 258.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/lab

MAR 21 1990

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500  
Paul H. Reinecke  
Chief

FEBRUARY 14, 1990



Dennis F. Rasmussen  
County Executive

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: CARMELLA GROSSO

Location: NE/S ORCHARD ROAD

Item No.: 253 Zoning Agenda: FEBRUARY 27, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl Jones* Noted and Approved  
Planning Group  
Special Inspection Division

*Capt. Wm. J. Brady*  
Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for February 27, 1990  
DATE: March 5, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 252, 253, 255, 256, 257 and 258.

Item 254 is subject to the previous County Review Group comments for this site.

Item 128 is subject to the prior comments.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

MAR 6 1990